



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-032411-26-SA

In the matter of: 601, 1917 ST. LAURENT BLVD
OTTAWA ON K1G3R9

Between: 2411574 ONTARIO INC Landlord

And

TANISHA GILMORE Tenant

2411574 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict TANISHA GILMORE (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 27, 2026, with respect to application LTB L 093263-25.

The Landlord's application was resolved by order LTB-L-032411-26, issued on . This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032411-26.

This motion was heard by videoconference on June 1, 2026.

The Landlord's Legal Representative Daniel Moak and the Tenant attended the hearing.

At the hearing the parties agreed to the following terms.

It is ordered that:

1. The motion to set aside Order LTB-L-032411-26, issued on January 27, 2026, is granted.
2. The previous order issued on January 27, 2026 with respect to LTB L 093263-25 is replaced with the following.
3. The Tenant shall pay to the Landlord \$3,702.15, which represents the arrears of rent owing to June 30, 2026, and costs to the Landlord to file the application with the Board.
4. The Landlord's application for eviction of the Tenant is denied on the condition that payment is made in accordance with the following:
 - a) Pay \$1,561.48, for June's rent, on or before June 15, 2026.

- b) Pay \$400.00 on the 20th of each month for the five (5) month period June 20, 2026 through October 20, 2026.
 - c) Pay \$140.67 on or before November 20, 2026.
5. The Tenant shall also pay the Landlord the rent for the months of July 20026 through November 2026 in full, and on the first (1st) of each corresponding month, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any of the payments in accordance with paragraphs 4 and 5, and by the dates required, then:
- (a) The Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 8, 2026
Date Issued

Diane Wade
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.